

**Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.**

Process No.	Applicant Name
<u>01-160</u>	<u>LUCAS GOLDSMITH PROPERTIES, INC. F/K/A: TAZ INVESTMENTS LLC</u>
<u>02-305</u>	<u>H. R. REALTY & INVESTMENTS, INC.</u>
<u>03-281</u>	<u>FIRST ST. JOHN MISSIONARY BAPTIST CHURCH OF NARANJA, INC.</u>
<u>03-283</u>	<u>E & D DEVELOPMENT, INC.</u>
<u>03-298</u>	<u>GREGORY W. WOODS</u>
<u>03-385</u>	<u>DADE INVESTORS L. L. C.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 1/30/03 TO THIS DATE:

HEARING NO. 02-4-CZ15-1 (01-160)

5-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: LUCAS GOLDSMITH PROPERTIES, INC. F/K/A: TAZ INVESTMENTS LLC

(1) DELETION of a Declaration of Restrictions recorded in Official Record Book 15560 at Pages 16 through 29 as accepted pursuant to Resolution 4-ZAB-162-92 and only as it applies to the subject property.

(2) DELETION of Condition #13 of Resolution 4ZAB-162-92, passed and adopted by the Zoning Appeals Board and reading as follows:

“That a covenant, suitable for recording and meeting with the approval of the Zoning Director, be submitted that limits the remaining RU-2 and RU-3 parcels owned by the applicant to a single duplex only; said covenant to be submitted within 12 days.

The purpose of the requests is to remove a condition of a previous resolution and a Declaration of Restrictions in order to develop the property within the underlying zoning requirements.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: Tract “E”, POINT ROYALE, SECTION II, Plat book 142, Page 51.

LOCATION: Lying on the south side of Broad Channel Road and approximately 400’ south of U.S. #1, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.67 Acres

PRESENT ZONING: RU-2 (Two Family Residential)
RU-3 (Four Unit Apartment 7,500 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/20/04 TO THIS DATE:

HEARING NO. 03-1-CZ15-6 (02-305)

17-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and all of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and all of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107th Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60± Acres

EU-M (Estate Modified 1 Family 15,000 sq. ft. net)

RU-3M (Minimum Apartment House 12.9/net acre)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 2/17/04 TO THIS DATE:

HEARING NO. 04-2-CZ15-3 (03-281)

34-56-39
Council Area 15
Comm. Dist. 9

APPLICANT: FIRST ST. JOHN MISSIONARY BAPTIST CHURCH OF NARANJA, INC.

- (1) SPECIAL EXCEPTION to permit an expansion of a legally established non-conforming religious facility onto property to the east and west.
- (2) Applicant is requesting to permit a religious facility with a lot area of 2.256 gross acres (2 ½ gross acres required) and a lot frontage of 130.24' (150' required).
- (3) Applicant is requesting parking spaces and access drive on natural terrain (hard surface required).

REQUEST #3 ON LOTS 15 & 16, BLOCK 2

- (4) Applicant is requesting to permit parking spaces within 25' of an official right-of-way of S.W. 264 Street, S.W. 137 Court and S.W. 138 Avenue (not permitted).
- (5) Applicant is requesting to permit 59 parking spaces and 21 on natural terrain for a total of 80 spaces (83 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "First St. John Missionary Baptist Church," as prepared by Villa & Associates, Inc., consisting of 4 pages dated received 10/17/03 and one page dated received 12/22/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1, 2, 15 & 16, Block 2 and Lots 15 & 16, Block 1, SUNNY HAVEN, Plat book 47, Page 6 in Section 34, Township 56 South, Range 39 East.

LOCATION: 13740 S.W. 264 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.256 Gross Acres

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 04-3-CZ15-1 (03-283)

35-56-39
Council Area 15
Comm. Dist. 9

APPLICANT: E & D DEVELOPMENT, INC.

- (1) RU-1 to RU-1M(a)
- (2) Applicant is requesting to permit residences to setback 20' (25' required) from the front (north & south) property lines.
- (3) Applicant is requesting to permit residences to setback varying from 13.5' to 22.7' (25' required) from the rear (north & south) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Villa Las Rosas," as prepared by E & D Development, Inc., dated 9/30/03 and consisting of 1 sheet. Plan may be modified at public hearing.

SUBJECT PROPERTY: The NE ¼ of the SE ¼ of the NE ¼ of the SW ¼, less the east 35' thereof in Section 35, Township 56 South, Range 39 East.

LOCATION: Lying west of S.W. 132 Avenue & approximately 150' north of S.W. 275 Terrace, Miami- Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

RU-1 (Single Family Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 04-3-CZ15-2 (03-298)

3-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: GREGORY W. WOODS

EU-2 to EU-M

SUBJECT PROPERTY: That portion of Tracts 6 & 7 in the NE ¼ of Section 3, Township 56 South, Range 40 East in PERRINE GRANT SUBDIVISION, Plat book 4, Page 10 described as follows:

Begin at the intersection of the W/ly right-of-way of Old Cutler Road and the N/ly right-of-way of S.W. 187 Street and run W/ly along such N/ly right-of-way 210' to a point; thence at right angles N/ly 210' to a point; thence E/ly in a line parallel with the N/ly right-of-way of S.W. 187 Street to Old Cutler Road; thence SW/ly to the Point of beginning.

LOCATION: Lying between S.W. 186 Street & S.W. 187 Street and west of Old Cutler Road, A/K/A: 18690 Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.37 Acres

EU-2 (Estates 1 Family 5 Acres Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 03-385

26-56-39
Council Area 15
Comm. Dist. 8

APPLICANT: DADE INVESTORS L. L. C.

AU to RU-1M(a)

SUBJECT PROPERTY: The south 176' of the west 270' of the north ½ of the NW ¼ of the SE ¼ of the NW ¼ in Section 16, Township 56 South, Range 39 East.

LOCATION: Lying east of S.W. 134 Avenue, approximately 200' north of S.W. 253 Street;
A/K/A: 25265 S.W. 134 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 178' x 270'

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)